



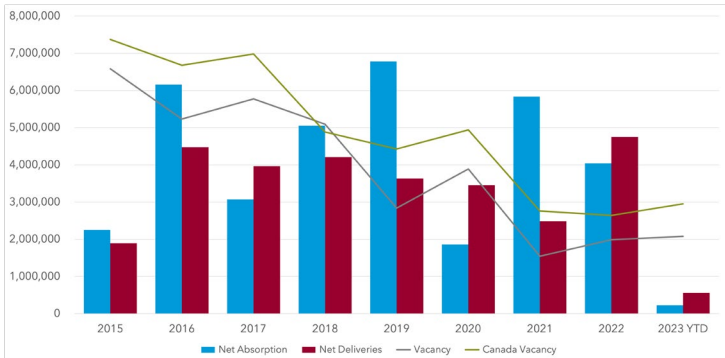
INDUSTRIAL MARKET OVERVIEW

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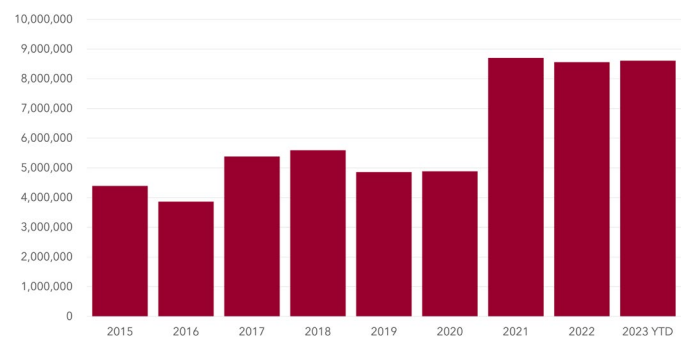
The Metro Vancouver industrial market remains robust with vacancy rates hovering around 1%. The market is among North America's tightest, with lease rates growing 3% quarter-over-quarter. A notable 155,000-SF lease deal was struck at 3200 East Broadway; deals of this size typically happen in the Fraser Valley. Furthermore, the Bank of Canada paused interest rate hikes, keeping the policy interest rate at 4.5% after eight consecutive increases. Though it temporarily stopped the rise of the cost of borrowing, many purchasers have already been driven to leasing. Vancouver's industrial market is promising for the remainder of 2023, given the tightness of the market, shortages of developable land, and expected steadiness of Canada's monetary policy.

MARKET INDICATORS	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
▼ 12 Mo. Net Absorption SF	3,041,986	4,043,119	3,201,424	4,761,406	5,978,156
▲ Vacancy Rate	1.17%	1.12%	1.06%	1.03%	0.75%
▲ Avg NNN Asking Rate PSF	\$20.01	\$19.47	\$18.79	\$18.14	\$17.39
▲ SF Under Construction	8,611,489	8,560,393	10,194,929	9,739,924	8,906,427
▲ Inventory SF	267,637,755	267,076,280	265,230,041	264,689,837	263,456,518

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2325 190 Street Surrey, BC	430,000 SF	\$150,000,000* \$348.84 PSF	Crestpoint Real Estate Invests Ltd. Cedar Coast Capital	Class B
5838 274 Street Langley, BC	85,123 SF	\$33,784,300* \$396.89 PSF	Bulldog Bag Ltd. Beedie	Class B
384 Lynn Avenue North Vancouver, BC	29,862 SF	\$10,500,000* \$351.62 PSF	Lynn Creek Ventures Ltd. Solus Trust Co Ltd.	Class C

*All numbers shown are in Canadian dollars (CAD)

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3200 East Broadway Vancouver, BC	155,000 SF	Undisclosed	Rolls-Right Industries	Trucking
16111 Blundell Road Richmond, BC	123,669 SF	Pure Industrial	Olympia Transportation Ltd.	Transportation
1615 Kebet Way Port Coquitlam, BC	61,400 SF	Beedie	Vitacore Industries Inc.	Healthcare

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